



# Weekly Permit Bulletin

## September 23, 2021

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Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

**Bellevue City Hall is now open for limited services and hours. For more information:**  
[development.bellevuewa.gov](http://development.bellevuewa.gov)

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### How to use this bulletin

#### To learn more about a project:

- Click the name of the project to view digital documentation.
- Submit a request online to review the project file at [Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records](http://Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records)
- Call the planner assigned to the project to arrange to review the project files. The planner's contact information is in the notice.

#### To comment on a project:

- Send your comments in writing to the Development Services Department. Be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

#### To appeal a permit decision or SEPA determination:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an [appeal notification form](#).
- To file an appeal electronically please email to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto:hearingexaminer@bellevuewa.gov) or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of

Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shoreline Hearing Board at 360-459-6327.

## Receive the bulletin by email

Go to the Weekly Permit Bulletin page on our city website at [bellevuewa.gov/permit-bulletin](http://bellevuewa.gov/permit-bulletin). Click the Subscribe button to join the mailing list. You will continue to receive the bulletin weekly until you unsubscribe from this service.

## How to reach us

450 110th Ave NE | P.O. Box 90012 | Bellevue, WA 98009-9012 | 425-452-6800  
The Development Services Center is located on the lobby floor of Bellevue City Hall.

[View a larger Neighborhood map](#)



For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-6800 (voice) or email [servicefirst@bellevuewa.gov](mailto:servicefirst@bellevuewa.gov). For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

## General Information Regarding Use of Optional DNS Process

When the SEPA field indicates a Determination of Non-significance (DNS) is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

## Notices of Application

### NOTICE OF APPLICATION

**Project Name:** [BASIS Bellevue Junior & Senior School](#)

**Location:** 15749 NE 4<sup>th</sup> Street

**Neighborhood Area:** Crossroads

**File Number:** 21-118685-LB

**Description:** Land Use Review of a Conditional Use Permit (CUP) request by BASIS of Bellevue school to increase the student population approved for the Jewish Day School site by 25 students, from 475 to 500 students, and to add a high school age group to the site that has approval for kindergarten through 8th grade age groups. Associated frontage improvements and applicant-driven minor site modifications are proposed. This proposed CUP is part of the plan by BASIS to occupy the existing school campus that houses the Jewish Day School and other school uses that were allowed under prior CUP approval on a site shared with the Temple B’Nai Torah.

**Approvals Required:** Conditional Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** October 7, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** October 13, 2021, at 6:00 PM

**Meeting Info:** Join Zoom Meeting:

<https://cityofbellevue.zoom.us/j/97497209288>

**Meeting ID:** 974-9720-9288

**Passcode:** 011738

**Dial-In:** 253-215-8782

**Date of Application:** August 30, 2021

**Completeness Date:** September 13, 2021

**Applicant Contact:** Jeremy Theodore, [jjt@inhabitdsgn.com](mailto:jjt@inhabitdsgn.com), 206-552-4744

**City Planner Contact:** Kimo Burden, 425-452-5242, [CBurden@bellevuewa.gov](mailto:CBurden@bellevuewa.gov)

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Bell 10](#)

**Location:** 10350 NE 10th Street

**Neighborhood Area:** Downtown Bellevue

**File Number:** 21-116730-LD

**Description:** MRM Bellevue Way, LLC seeks Design Review approval to demolish an existing single-story building and associated surface parking to construct a seven-story residential building (approximately 134,332 gross square foot) with 102 apartments and 2,000 square feet of retail/restaurant uses on .36 acres. Three levels of below grade parking will be provided along with site landscaping. The applicant proposes to participate in the City's Multifamily Tax Exemption (MFTE) program to provide a mixed-use proposal that will contain both affordable and market rate units.

**Approvals Required:** Design Review approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** October 7, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Virtual Public Meeting: October 7, 2021, 6 PM**

**Join Zoom Meeting:** <https://cityofbellevue.zoom.us/j/96348771396>

**Meeting ID:** 963 4877 1396

**Passcode:** 217988

**One tap mobile**

+12532158782,,96348771396#,,,,\*217988# US (Tacoma)

+13462487799,,96348771396#,,,,\*217988# US (Houston)

**Dial by your location**

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

**Meeting ID:** 963 4877 1396

**Passcode:** 217988

**Find your local number:** <https://cityofbellevue.zoom.us/u/abUWAdfrri>

**Join by Skype for Business**

<https://cityofbellevue.zoom.us/skype/96348771396>

**Date of Application:** August 6, 2021

**Completeness Date:** September 16, 2021

**Applicant:** MRM Bellevue Way, LLC

**Applicant Contact:** Melissa Wechsler, Runberg Architecture, 206-518-5030, [melissaw@runberg.com](mailto:melissaw@runberg.com)

**City Planner Contact:** Toni Pratt, 425-452-5374, [tpratt@bellevuewa.gov](mailto:tpratt@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [Crossroads Residential](#)

**Location:** 15600 NE 8<sup>th</sup> Street

**Neighborhood Area:** Crossroads

**File Number:** 18-132391-LD

**Description:** Design Review approval to construct a 224-unit mixed-use, multi-family project on a portion of the Crossroads Shopping Center site in District E in the Crossroads Subarea. The project will include 13,460 square feet of retail, 265 parking stalls, and public benefits as required per the Development Agreement (Ordinance 6579).

**Decision:** Approval with Conditions

**Concurrency Determination:** Certificate of Concurrency Issued

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** October 7, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 18, 2018

**Completeness Date:** January 10, 2019

**Notice of Application Date:** January 24, 2019 & Revised Notice: January, 7, 2021

**Applicant Contact:** Mark Taylor, MG2 Architects, [mark.taylor@mg2.com](mailto:mark.taylor@mg2.com)

**City Planner Contact:** Sally Nichols, 425-452-2727, [SPNichols@bellevuewa.gov](mailto:SPNichols@bellevuewa.gov)

### NOTICE OF DECISION

**Project Name:** [New Image Creative Signs, Inc.](#)

**Location:** 4549 125<sup>th</sup> Avenue SE

**Neighborhood Area:** Newport

**File Number:** 21-116111-LH

**Description:** Approval of a Home Occupation Permit to establish New Image Creative Signs Inc. business within the residence on a property zoned Single-Family Residential (R-2.5) District, pursuant to LUC 20.30N. The home occupation is proposed to operate between 9AM-6PM, with the parking and storage of two commercial vehicles, no non-resident employees, and not more than two business-related delivery visits per day. This is related to open Enforcement Action, 21-110541-EA.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** October 7, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 26, 2021

**Completeness Date:** August 27, 2021

**Notice of Application Date:** September 2, 2021

**Applicant Contact:** Shari and Gregory Rust, Property Owner, 206-406-3437, [shari@newimagecreative.com](mailto:shari@newimagecreative.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## Notices of Public Hearing

### NOTICE OF COURTESY HEARING

**Project Name:** [Residential Occupancy Land Use Code Amendment](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 21-111196-AD

**Courtesy Hearing:** NOTICE IS HEREBY GIVEN that the **East Bellevue Community Council** will hold a courtesy hearing during its virtual Regular Meeting on **Tuesday, October 5, 2021 at 6:30 p.m.** to consider a Land Use Code Amendment to amend sections 20.20.120, 20.20.140, 20.20.700, and 20.50.020 of the Land Use Code (LUC) to remove limitations on the number of unrelated persons that may occupy a dwelling unit, and amend LUC 20.50.044 and LUC 20.50.046 for clarification and consistency with state law.

**SEPA:** Exempt

**Courtesy Hearing:** October 5, 2021, 6:30 PM

**Courtesy Hearing Info:** The courtesy hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the courtesy hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

**Comments:** Any person may participate in the courtesy hearing by submitting written comments to the East Bellevue Community Council in care of Karin Roberts, Deputy City Clerk, [ebcc@bellevuewa.gov](mailto:ebcc@bellevuewa.gov) or P.O. Box 90012, Bellevue, WA 98009.

Written comments will also be accepted by mail to Caleb Miller, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [cwmiller@bellevuewa.gov](mailto:cwmiller@bellevuewa.gov).

Comments must be received by 3:00 PM on October 5, 2021. All written comments timely received by the Deputy City Clerk or Senior Planner will be transmitted to the East Bellevue Community Council no later than the date and time of the courtesy hearing.

**Date of Application:** August 2, 2021

**Completeness Date:** August 2, 2021

**Applicant Contact:** Caleb Miller, Senior Planner, 425-452-4574, [CWMiller@bellevuewa.gov](mailto:CWMiller@bellevuewa.gov)

### NOTICE OF PUBLIC HEARING

**Project Name:** [Residential Occupancy Land Use Code Amendment](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 21-111196-AD

**Description:** NOTICE IS HEREBY GIVEN that the **Bellevue Planning Commission** will hold a public hearing during its virtual meeting on **Wednesday, October 13, 2021**, to consider a Land Use Code

Amendment to amend sections 20.20.120, 20.20.140, 20.20.700, and 20.50.020 of the Land Use Code (LUC) to remove limitations on the number of unrelated persons that may occupy a dwelling unit, and amend LUC 20.50.044 and LUC 20.50.046 for clarification and consistency with state law.

**SEPA:** Exempt

**Public Hearing:** October 13, 2021, 6:30 PM

**Hearing Info:** The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

**Comments:** Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov) before the public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

Written comments will also be accepted by mail to Caleb Miller, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [CWMiller@bellevuewa.gov](mailto:CWMiller@bellevuewa.gov).

Comments must be received by 3:00 PM on October 13, 2021. All written comments timely received by the Comprehensive Planning Manager or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

**Date of Application:** August 2, 2021

**Completeness Date:** August 2, 2021

**Applicant Contact:** Caleb Miller, Senior Planner, Development Services Department, 425-452-4574, [CWMiller@bellevuewa.gov](mailto:CWMiller@bellevuewa.gov)

## Notices of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [Transportation Element CPA](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 21-107724-AC

**Description:** Review under the State Environmental Policy Act of two proposed 2021 amendments of the City's Comprehensive Plan to repeal the Comprehensive Transportation Project List from the Comprehensive Plan and amend the Transportation Element to embed a multimodal approach to transportation concurrency that will supplement and/or replace the vehicle-centric concurrency policies, narrative and maps.

**SEPA:** Determination of Non-Significance (DNS) is issued.

**SEPA Appeal:** Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.440.C).

**Date of Application:** April 20, 2021

**Completeness Date:** May 11, 2021

**Notice of Application Date:** June 10, 2021

**Applicant Contact:** Kevin McDonald, 425-452-4558, [KMcDonald@bellevuewa.gov](mailto:KMcDonald@bellevuewa.gov)

**Comprehensive Plan Amendment Planner:** Thara Johnson, 425-452-4087,  
[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)

**SEPA Planner Contact:** Reilly Pittman, 425-452-4350, [RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)